

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Marcie Nolan, AICP, Deputy Planning and Zoning Manager

SUBJECT: Site Plan, SP 3-5-05 Rodeo Village Rodeo Village, Miller, Legg & Associates, Inc./University Matrix, LLC., 5250 South University Drive/Generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

SP 3-5-05 Rodeo Village, 5250 South University Drive (RM-10 & A-1)

REPORT IN BRIEF: This request is for site plan approval for a development known as "Rodeo Village." The proposal is for forty-seven (47) townhouse units, a recreation area an equestrian facility, and one (1) custom single family home. The subject site consists of 7.029 gross acres (306,194 square feet), and is generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road. The property adjacent to University Drive was rezoned to RM-10, Medium Density Dwelling District on January 19, 2005 with a remaining zoning designation of A-1, Agricultural District for the property adjacent to SW 76th Avenue. The underlying land use category adjacent to University Drive is Residential-10 du/acre and Residential-1 du/acre for the property adjacent to SW 76th Avenue. Access is provided on the western boundary with a 36' opening to University Drive, and there is a 25' recreation trail and equestrian service access to SW 76 Avenue.

There are five (5) groups of eight (8) unit buildings and one (1) seven (7) unit building; the ends are two (2) story units, and the center are three (3) story units. Each unit has a garage; the two (2) story unit has three (3) bedrooms with and 2 ½ baths; and the three (3) story unit has four (4) bedrooms with 3 ½ baths. The architecture has a modern Mediterranean character. There is an amenity area with a pool and a club house that has been designed to compliment the townhomes, and there are stables for the residents. The parking requirement has been met with 126 parking spaces being provided (123 required).

PREVIOUS ACTIONS: The Town Council approved the rezoning of a portion of this parcel from B-3, Planned Business Center District to RM-10, Medium Density Dwelling District on January 19, 2005 subject to the applicant agreeing to use of the back portion of the development as an equestrian feature, a commitment to at least one unit of affordable housing, and no access to SW 76th avenue was to be provided to the units other than for equestrian access.

The plat for this property, with the uses depicted on the site plan, was approved by Town Council on February 15, 2006.

CONCURRENCES: The item was approved by the Site Plan Committee on March 21, 2006. At this meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and the following items: 1) that a wall be placed on University Drive, particularly at the rear of the two end buildings (If for some reason the wall is not allowed by another agency, at least double or triple the amount of landscaping for those two end units.); 2) that the rear patios will be part of the actual design of the buildings and they would not be removed; 3) the islands in the center of the roadway are to be changed to pavers and speed humps as per engineering design; 4) regarding the a/c units, the applicant will look at removing them from the upper third-floor balconies and lower them to grade; 5) the unit design that has the side entry front door, look at putting those on the front of the building with some sort of a cover towards the front; 6) add gutters to the upper balconies; 7) any banding should be stucco band, not foam; 8) remove the Coco-Plum hedge at the south property line behind the buildings only; 9) raise the height of the barn in order to allow eight-foot tall barn doors; and 10) apply to Central Broward to vacate the 20-foot drainage easement on University Drive. Motion carried 4-0

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final staff approval:

1. Indicate the square footage of the townhomes that is air-conditioned space, balconies, and garage.

Attachment(s): Planning Report, Zoning and Aerial Map, Future Land Use Plan Map, Public Participation Report, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

<u>Owner:</u>		<u>Petitioner:</u>	
Name:	University Matrix, LLC.	Name:	Miller, Legg & Associates, Inc.
Address:	1424 Collins Avenue	Address:	1800 N. Douglas Road, Suite 200
City:	Miami Beach, FL 33139	City:	Pembroke Pines, FL 33024
Phone:	(305) 534-3247	Phone:	(954) 436-7000

Background Information

Application Request: Approval of the site plan for "Rodeo Village".

Address/Location: 5250 South University Drive/Generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road.

Future Land Use

Plan Map Designations: Residential (10 DU/AC)
Residential (3 DU/AC)

Zoning: RM-10, Medium Density Dwelling District, and
A-1, Agricultural District

Existing Use: Vacant

Proposed Use: Forty-seven (47) townhouse units with a recreation area and equestrian facility, and one (1) single family detached dwelling

Gross Parcel Size: 7.029 acres (306,194 square feet)

Net Parcel Size: 6.707 acres (292,166 square feet)

Surrounding Uses:

North: University Place (office complex), Single family dwelling

South: Florida Power & Light Timberlake Substation, Plant Nursery

East: Wolf Lake (Town of Davie Park)

West: University Drive, then the approved Regency Commons office complex

Surrounding Future Land Use Plan Map Designations:

North: Residential (10 DU/AC), commercial flexibility applied, and

South: Residential (3 DU/AC)
East: Utilities and Commerce/Office
West: Residential (1 DU/AC)
West: Commercial

Surrounding Zoning:

North: B-3, Planned Business Center District, and A-1, Agricultural District
South: U, Utilities District, and CC, Commerce Center District
East: RS, Recreation/Open Space District
West: B-3, Planned Business Center District

Zoning History

Zoning: On April 16, 1986, Town Council adopted Ordinance No. 86-16 to rezone the subject site from A-1, Agricultural District to B-3, Planned Business Center District, by assigning 4.77 acres commercial flexibility to the subject site. The rezoning approval was subject to a deed restriction limiting the property for the following uses: business office and studios, medical and professional office and medical laboratories, drug store, restaurants and coffee shops, personal services, bank and savings and loans, art gallery, travel agent, real estate office, insurance office, private schools up to 3,000 square feet, office supplies and equipment sales.

The rezoning, ZB 5-3-04, Matrix University, changing the site from B-3, Planned Business Center District to RM-10, Medium Density Dwelling District, was approved on January 19, 2005, subject to no through access to SW 76 Avenue, except for recreation/equestrian uses, and one (1) of the townhouse units being designated as an affordable housing unit.

Application Details

The applicant's submission indicates the following:

1. *Site:* Approval of the site plan for "Rodeo Village" is being requested. The proposal is for forty-seven (47) townhouse units, a recreation area an equestrian facility, and one (1) custom single family home. The subject site consists of 7.029 gross acres (306,194 square feet), and is generally located between University Drive and SW 76 Avenue, 7/10 miles north of Stirling Road.
2. *Trails:* There is an equestrian trail in the SW 76 Avenue right-of-way, and a 25' recreation trail and equestrian service access is provided to SW 76 Avenue. Since the Wolf Lake equestrian trail is located within the SW 76 Avenue right-of-way, there is no need to have an equestrian trail easement adjacent to this road.

3. *Building/Architecture:* There are five (5) groups of eight (8) unit buildings and one (1) seven (7) unit building; the ends are two (2) story units, and the center are three (3) story units. Each unit has a garage; the two (2) story unit has three (3) bedrooms with and 2 ½ baths; and the three (3) story unit has four (4) bedrooms with 3 ½ baths. The architecture has a modern Mediterranean character. Wood trellises are over the driveways and the finish of building is smooth stucco. Stucco banding is beneath the roofline, foam molding under the windows, round aluminum louvers, front and rear balconies that have aluminum railings, and a metal roof with a natural finish. The color scheme consists of a light beige, white accents, with white anodized window and door frames. There is an amenity area with a pool and a club house that has been designed to compliment the townhomes, and there are stables for the residents.
4. *Access and Parking:* Access is provided on the western boundary with a 36' opening to University Drive, and there is a 25' recreation trail and equestrian service access to SW 76 Avenue. The parking requirement has been met with 126 parking spaces being provided (123 required).
5. *Lighting:* The lighting plan shows 16' decorative light poles and fixtures.
6. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency shall be obtained prior to the issuance of a development permit. There is a retention area and a wetland mitigation area at the northern end of the site.
7. *Landscaping:* The site plan indicates 172,916 square feet (3.949 acres) or 59 percent open space (30 percent required). The north buffer coincides with the wetland mitigation area and is planted with water tolerant plants such as Bald Cypress and Dahoon Holly. The University Drive buffer shows Royal Palms in the right-of-way, which requires FDOT approval. The site has been designed to have space for large shade trees in front of the units and Live Oaks are indicated in these areas. To buffer the townhomes from the FP&L substation continuous Areca Palms are shown on the boundary.
8. *Temporary Uses:* A temporary construction trailer is shown where the amenity area will be located. Approval of the site plan shall be deemed as the approval of the Temporary Use Permit for this use for a period of time not to exceed eighteen months and shall be removed from the site within thirty (30) days if it is determined that the building permit for the site is not valid. Sales activities may not occur unless an application for a Special Permit is made and approved.
9. *Compatibility:* Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties. To the north are an office complex and a single family dwelling, to the south are a FP&L Substation and a plant nursery, to the east is Wolf Lake Park, and to the west is University Drive.

Applicable Codes and Ordinances

§12-24 (I) (5) of the Land Development Code, RM-10, Multifamily Medium Dwelling District. The RM-8 and RM-10 Districts are intended to implement the ten (10) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for medium density multiple family dwelling districts in the Town of Davie.

§12-81 (C) of the Land Development Code, Conventional Multifamily Development Standards, RM-10, Low Medium Dwelling District requires the following minimums: lot area of 7,000 square feet, 100' frontage, 20' between buildings, 20' side setback, 25' front and rear setback, and the following maximums: height 35', 40% building coverage.

§12-208 (A) (8) of the Land Development Code, Requirements for off-street parking. One and one-half (1 1/2) spaces for one (1) bedroom unit; two (2) spaces for two (2) bedroom units; and two and one-half (2 1/2) spaces for three (3) bedrooms or more; plus one (1) guest space for each ten (10) units or part thereof; except as otherwise provided in section 12-82.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Switch the location of the single family home and the equestrian area, provide better architecture with more detailing, a sidewalk connection to the right-of-way. *(Item provided)*

Engineering: Show dimensions for adjacent roadways, clear sight triangles, graphically show fire truck turning radii, and provide preliminary storm water management calculations. *(Items provided)*

Public Participation

The applicant held Public Participation meetings on June 3, 2005, and June 10, 2005; attached is the Citizen Participation Report.

Staff Analysis

The proposed townhome development meets the intent of the Residential (10 DU/AC) Future Land Use Plan Map designation and the RM-10, Multifamily Medium Density District and A-1 Agricultural District zoning classifications. The site plan meets or exceeds the minimum setbacks, open space, and parking requirements.

Findings of Fact

The site plan is in conformance with the applicable Codes and Ordinances. This proposed site plan for a townhome development with a recreation and equestrian area, and a single family home can be considered compatible with the uses on the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final staff sign-off:

1. Indicate the square footage of the townhomes that is air-conditioned space, balconies, and garage.

Site Plan Committee Recommendation

The item was approved by the Site Plan Committee on March 21, 2006. At this meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and the following items: 1) that a wall be placed on University Drive, particularly at the rear of the two end buildings (If for some reason the wall is not allowed by another agency, at least double or triple the amount of landscaping for those two end units.); 2) that the rear patios will be part of the actual design of the buildings and they would not be removed; 3) the islands in the center of the roadway are to be changed to pavers and speed humps as per engineering design; 4) regarding the a/c units, the applicant will look at removing them from the upper

third-floor balconies and lower them to grade; 5) the unit design that has the side entry front door, look at putting those on the front of the building with some sort of a cover towards the front; 6) add gutters to the upper balconies; 7) any banding should be stucco band, not foam; 8) remove the Coco-Plum hedge at the south property line behind the buildings only; 9) raise the height of the barn in order to allow eight-foot tall barn doors; and 10) apply to Central Broward to vacate the 20-foot drainage easement on University Drive. Motion carried 4-0

This item was tabled at the January 24, 2006 Site Plan Committee meeting to allow the applicant time to address the following issues:

1. Re-examine the 10 foot wide garages;
2. Relocate the guest spaces to a more centralized location;
3. Relocate the townhouses adjacent to University Drive further to the west;
4. Create a sense of entry for the larger units;
5. Correct the size of the powder rooms for the smaller units; and
6. Extend the stairwell to accommodate the ten-foot high ceilings for the first floor.

The plans submitted have been revised to reflect the following:

- 1. Re-examine the 10 foot wide garages;**
 - The parking garage has been enlarged to 20 X 11'8".
- 2. Relocate the guest spaces to a more centralized location;**
 - A guest parking lot for 13 spaces has been located between two townhomes. The landscape buffer provided is only 5 foot wide. The town limits the type of plant material located within 5 foot strips to hedge material and small flowering trees. Dahoon Holly has been proposed in this area. Staff recommends this species be replaced with a smaller flowering tree.
- 3. Relocate the townhouses adjacent to University Drive further to the west;**
 - The units closest to University Drive have relocated the driveways further to the west;
- 4. Create a sense of entry for the larger units;**
 - The entry to the larger units has not been modified.
- 5. Correct the size of the powder rooms for the smaller units; and**
 - The powder room has been enlarged to 4' X 6' 6".
- 6. Extend the stairwell to accommodate the ten-foot high ceilings for the first floor.**
 - It appears the stairwell has not been modified except to provide clarification for a storage space in the garage.

In addition, the applicant has added pavers across the entrance from University Drive.

Town Council Action

Exhibits

1. Zoning and Aerial Map, 2. Future Land Use Plan Map, 3. Citizen Participation Report
4. Site Plan

Prepared by: _____

Reviewed by: _____



SITE PLAN **SP 3-5-05** **Zoning and Aerial Map**

Prepared By: ILD
 Date Prepared: 4/18/05



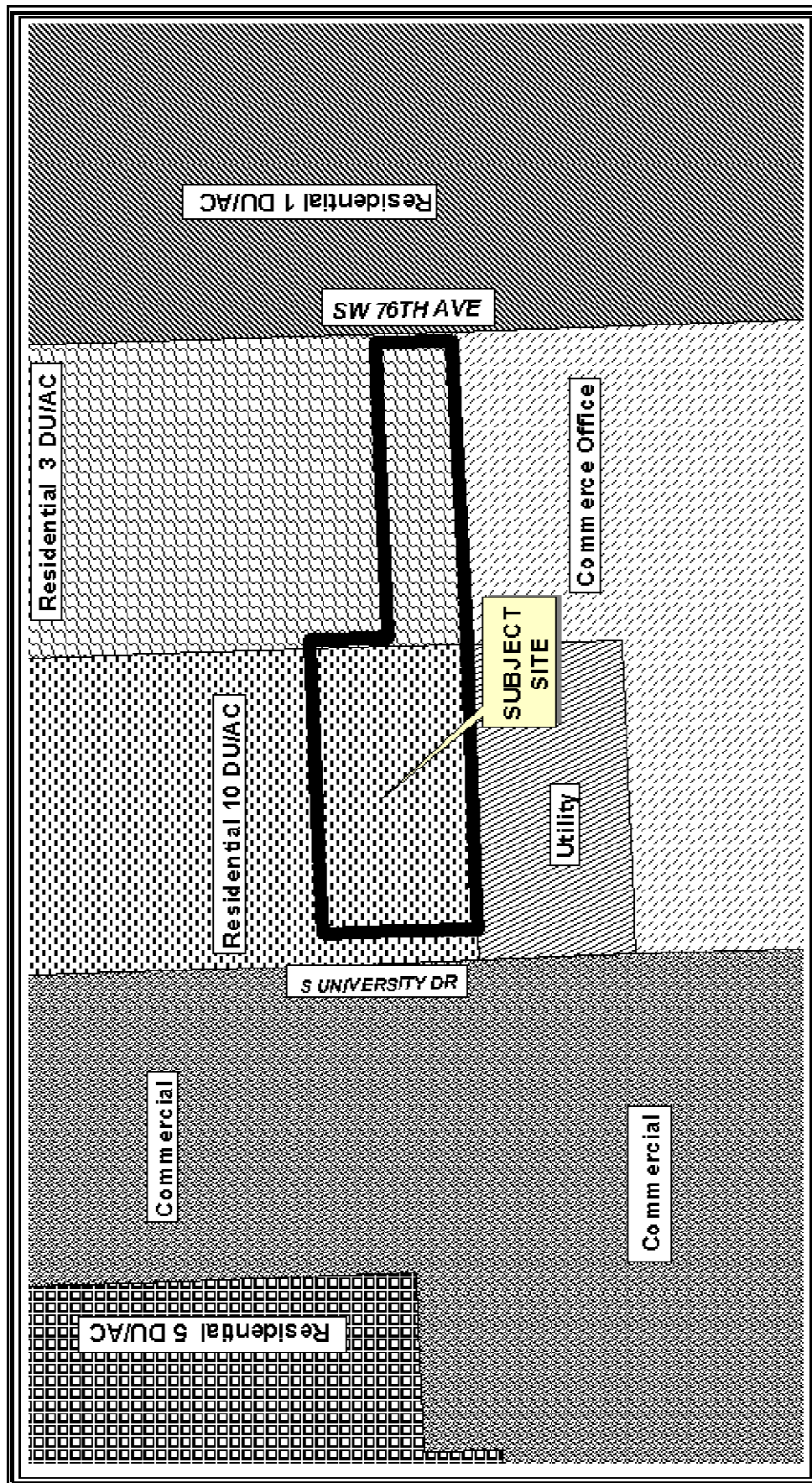
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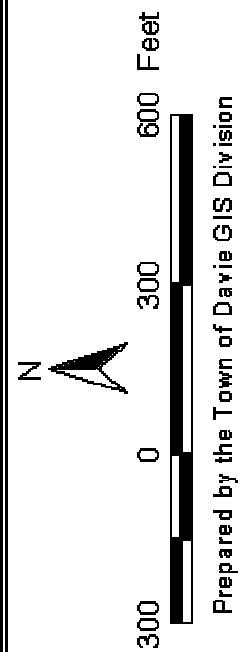


Prepared by the Town of Davie GIS Division



SITE PLAN **SP 3-5-05** **Future Land Use Map**

Prepared By: ILD
 Date Prepared: 4/18/05



MILLER LEGG

June 22, 2005

Mr. Chris Gratz
Town of Davie
Planning & Zoning Division
6591 S.W. 45 Street
Davie, Florida 33328

RE: Rodeo Villages (aka Matrix)
Located on the East Side of University Drive
South of Griffin Road and North of Stirling Road
Homeowners Meeting Report from June 3rd and June 10th

Dear Chris:

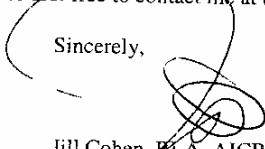
In accordance with Section 12-319.8 of the Davie Land Development code we have completed the two required public meetings per Ordinance Number 2004-31 and prepared the following Citizen Participation Report.

All affected parties had been notified and invited via U.S. Postal Service on May 24, 2005 to attend two (2) citizen participation meetings that took place at 7:00 p.m. at the Town of Davie Town Hall Community Room on June 3rd and June 10th of 2005. The meetings were intended to inform the neighboring public on the proposed improvements and development of Rodeo Village (aka Matrix) and to provide us with their comments regarding the project.

No one from the public attended either the June 3rd or June 10th public meetings. The only individuals in attendance at both meetings were persons related to the project, (See Attached sign-in sheets for the two meetings held).

Pursuant to this letter, all requirements of the Ordinance 2004-31 have been met and demonstrated with regard to Public Participation policies per the Davie Land Development Code. Should you have questions, please feel free to contact me at (954) 436-7000 x255.

Sincerely,


Jill Cohen, F.L.A., AICP
Associate, Planning

JC/tf/js
Enclosure
cc: Marcelo Tenenbaum, Management Consulting

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(954) 436-7000 • Fax: (954) 436-8664
www.millerlegg.com

June 3, 2005
Homeowners Meeting
Rodeo Village Sited Plan

Sign In Sheet

Name	Address	email address
Jill Cohen	Miller Legg 17000 N. Douglas Rd Palm Pines	jccohen@millerlegg.com (Planner/Engineer)
Jane Vercor	1177 SE 3rd Ave. Ft. Lauderdale, FL 33316	jclv@pt@aol.com (Attorney)
Marcelo Tenenbaum	Gustavo Marcelo 4111 University Drive, Davie	rivierra2@bellsouth.net (Owner/Applicant)
GARYAN Ronsiderini	University Dr., Davie	GARYAN@GMAIL.COM (Owner/Applicant)
Wilensky, Leon Miguel A.	University Dr. Davie	maw@bhwsolutions.com (Owner/Applicant)
Daniel Serrano	University Dr Davie	daniel.serrano@bellsouth.net (Owner/Applicant)
Wilma Rancetti	University Dr.	wilma.rancetti@usa.net (Owner/Applicant)

June 10, 2002

Homeowners Meeting

Rodeo Village Site Plan

Name Sign in Sheet
Address

email address

Jill Cohen Miller Legg
(Planner/Engineer) 1700 No. Douglas Rd
Palm Pines

jcohen@millerlegg.com

BERNARD Boushous
(ADICANT)

UNIVERSITY DRIVE
DAVIS

CS2911@GMAIL.COM

Wilensky MiguelAngel University Drive mzw@bhwsolutions
(DPPICONT)

MILLER LEGG

May 25, 2005

Mr. Chris Gratz
Town of Davie Planning & Zoning Division
6591 S.W. 45 Street
Davie, Florida 33328

RE: Rodeo Villages (aka Matrix)
Located on the East Side of University Drive
South of Griffin Road and North of Stirling Road
Site Plan Application/Citizen Participation Plan

Dear Chris:

As required by Davie Ordinance No. 2004-31, we are enclosing herewith a copy of the proposed citizen participation plan related to the site plan approval for the above noted project. In addition to the outline of the plan, we are enclosing the following material:

1. List of affected parties as provided by the Town of Davie.
2. One (1) copy of the notification letter and associated "back-up".
3. One (1) copy of the Citizen Participation Plan describing the schedule of events planned by the applicant to complete the citizen participation procedure.

All affected parties have been notified via U.S. Postal Service on May 24, 2005. The notification letter contains a brief description of the proposed project and invites all affected parties to attend two (2) citizen participation meetings to take place at 7:00 p.m. at the Town of Davie Town Hall Community Room on June 3, 2005 and June 10, 2005. The affected parties are being invited to examine the plans for the proposed improvements and provide us with comments about the project.

We will keep the Development Services Department informed of the Citizen's participation effort, by direct communication with your office. Upon completion of these meetings, we will prepare a Citizen Participation Report in accordance with Section 12-319.8 of the Davie code.

We hope that the above satisfies the requirements of the public participation in the site plan review process. Should you have questions, please contact me at (954) 436-7000 x255.

Sincerely,



Jill Cohen, RLA, AICP
Project Manager

JC/tf
cc: Marcelo Tenenbaum
Enclosure
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MILLER LEGG

May 24, 2005

NOTICE OF PUBLIC HEARING

RE: Rodeo Villages (aka Matrix)
Located on the East Side of University Drive
South of Griffin Road and North of Stirling Road

Dear Property Owner:

Please be advised that on June 3, 2005 and June 10, 2005 at 7:00 p.m., we will be at the Town of Davie Town Hall Community Room, located at 6591 Orange Drive, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development including a horse stable area. We will be ready to answer any questions you may have, and will listen to any suggestions.

Sincerely,

Jill Cohen, RLA, AICP
Project Manager

cc: Town of Davie Council Members
Town of Davie Planning Division

Enclosure

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RODEO VILLAGE
SITE PLAN
CITIZEN PARTICIPATION PLAN

Schedule Public Hearing for June 3rd, 2005 at 7:00 p.m. at the Town of Davie Town Hall Community Room, located at 6591 Orange Drive. To discuss proposed improvements, on said site.



Notify property owners and interested parties about meeting as per list supplied by Town of Davie.



Present project at first (June 3rd) public meeting and listen to comments and suggestions made by participants. A second public hearing will be scheduled for June 10th, 2005 at the same location.



Work out possible solutions to address concerns raised by the public.



Attend second public hearing on June 10th and present possible solutions to concerns raised by public at the prior meeting.



Write a written response setting forth the results of the Citizen Participation Plan, prior to Site Plan Committee Meeting.

SP 3-5-05
SOSTIZZO,MARIO & SUZI R
7720 S SOUTHWOOD CIR
DAVIE FL 33328

SP 3-5-05
SOSTIZZO,SUZI ROTH
7720 S SOUTHWOOD CIR
DAVIE FL 33328

SP 3-5-05
STONE,KATHRYN A
5004 S UNIVERSITY DR
DAVIE FL 33328-4502

SP 3-5-05
SYLVAIN,PROSPER &
JOSEPH,NICOLE
10709 N PRESERVE WAY #104
HOLLYWOOD FL 33025

SP 3-5-05
TORRES,RAFAEL & CARMEN
5192 S UNIVERSITY DR
DAVIE FL 33328-4514

SP 3-5-05
TRANSAMERICAN LAND CORP
ATTN: ACCOUNTING DEPT
2665 S BAYSHORE DR #1002
MIAMI FL 33133

SP 3-5-05
TRANSAMERICAN LAND CORP
ATTN: ACCOUNTING DEPT
2665 S BAYSHORE DR #1002
MIAMI FL 33133

SP 3-5-05
TUCKER,EILEEN
5054 S UNIVERSITY DR
DAVIE FL 33328-4509

SP 3-5-05
UNIVERSITY COMMONS OF
BROWARD INC
PO BOX 661169
MIAMI SPRINGS FL 33266

SP 3-5-05
UNIVERSITY OFFICE CENTER LLC
3006 AVIATION AVE SUITE 2-A
COCONUT GROVE FL 33133

SP 3-5-05
UNIVERSITY PARK PROPERTIES LP
31515 ROBERTA DR
BAY VILLAGE OH 44140-1575

SP 3-5-05
VAN BALEN-ORTEGA,SUSANNE
5068 S UNIVERSITY DR
DAVIE FL 33328-4510

SP 3-5-05
VAN HISE,AMY B
5150 S UNIVERSITY DR
DAVIE FL 33328-4513

SP 3-5-05
VASSILOPOULOS,JOHN-PAUL
5048 S UNIVERSITY DR
DAVIE FL 33328-4509

SP 3-5-05
VISWANATHAN,PADMA
VISWANATHAN,ANANAGUR
5182 S UNIVERSITY DR
DAVIE FL 33328-4514

SP 3-5-05
WANG,HSIN-CHIH HSU
5096 S UNIVERSITY DR
DAVIE FL 33328-4511

SP 3-5-05
WANSER,DANIELLE
5174 S UNIVERSITY DR
DAVIE FL 33328-4514

SP 3-5-05
WHEELER,CHRISTINE D
7920 S SOUTHWOOD CIR
DAVIE FL 33328

SP 3-5-05
WOLF IN THE WOODS INC
5975 S UNIVERSITY DR
DAVIE FL 33328

SP 3-5-05
YABLON,NORMAN & JUDITH C
5066 S UNIVERSITY DR
DAVIE FL 33328-4510

SP 3-5-05
YANEZ,FEDERICO
5236 SW 82 AVE
DAVIE FL 33333

SP 3-5-05
YOUNG,KAREN G
5020 S UNIVERSITY DR
DAVIE FL 33328-4502

*Anne - 954-797-
1103
Council Members*



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SP 3-5-05 JOEL,TERRANCE A 7721 S SOUTHWOOD CIR DAVIE FL 33328	SP 3-5-05 JONES,DARRELL E & MARTHA JOANNE 7751 SOUTHWOOD CIR DAVIE FL 33328	SP 3-5-05 JONES,MICHELLE 5178 S UNIVERSITY DR DAVIE FL 33328
SP 3-5-05 JONES,ROY C & MELINDA B 3818 LAUER LANE DOVER PA 17315	SP 3-5-05 JP SCHUMACKER HOLDINGS FL % TAX AFFAIRS PT 485-12-30 1000 CHRYSLER DR AUBURN HILLS MI 48326-2766	SP 3-5-05 KELLNER,ROBERT E 5118 S UNIVERSITY DR DAVIE FL 33328-4504
SP 3-5-05 KELLNER,ROBERT E 5158 S UNIVERSITY DR DAVIE FL 33328-4513	SP 3-5-05 KO,MARY 1/2 INT EA KO,MICHAEL 5058 S UNIVERSITY DR DAVIE FL 33328-4510	SP 3-5-05 KOLB,NORMAN C 5130 S UNIVERSITY DR DAVIE FL 33328-4504
SP 3-5-05 LAUDERDALE,J A & V M REV TR 5306 SW 76 AVE DAVIE FL 33328-5404	SP 3-5-05 LAUDERDALE,VIRGINIA M REV TR 5306 SW 76 AVE DAVIE FL 33328	SP 3-5-05 LEE,ANTHONY 5170 S UNIVERSITY DR DAVIE FL 33328-4514
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MYRNA
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5144 S UNIVERSITY DR
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7780 S SOUTHWOOD CIR
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5124 S UNIVERSITY DR
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ROMERO, JUAN & AURORA
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7750 S SOUTHWOOD CIR
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5002 S UNIVERSITY DR
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TOWN OF DAVIE
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